

This instrument was prepared by

(Name) Thomas R. Roper, Attorney at Law

(Address) P. O. 427 - Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100 (\$1.00)

(\$500.00)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

T. H. Harper and Jane Harper

(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Efferson, Sr. & Mavis A. Efferson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in SHELBY County, Alabama to-wit:

HARPERS' PARCEL

A parcel of land containing 10.8 acres, more or less, located in the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Thence run N 88 Degrees 20' 13" E along the South line of said Section 27 a distance of 1325.53 feet to a point in Yellow Leaf Creek;

Thence run Northerly along said Creek the following approximate bearings and distances;

N 42 Degrees 27' 52" W a distance of 209.30 feet;

N 46 " 37' 00" W a distance of 220.50 feet;

N 46 " 16' 16" W a distance of 92.20 feet;

N 53 " 31' 44" W a distance of 137.92 feet;

N 44 " 19' 55" W a distance of 77.05 feet;

N 40 " 57' 41" W a distance of 137.77 feet;

Thence run S 54 Degrees 35' 21" W a distance of 860.40 feet;

Thence run S a distance of 150.00 feet to the point of beginning.

Also the use of a 30 foot easement for the purpose of ingress, egress and utilities extending West from the SW corner of the above described parcel a distance of 1211.52 feet along the North side of the South line of the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12 day of August, 1985.

WITNESS:

Marsha A. Graham (Seal)

T. H. Harper (Seal)

Jane Harper (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN -4 AM 8:44

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

Marsha A. Graham, JUDGE OF PROBATE

I, T. H. Harper and Jane Harper, a Notary Public in and for said County, in said State, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, A. D., 1985.